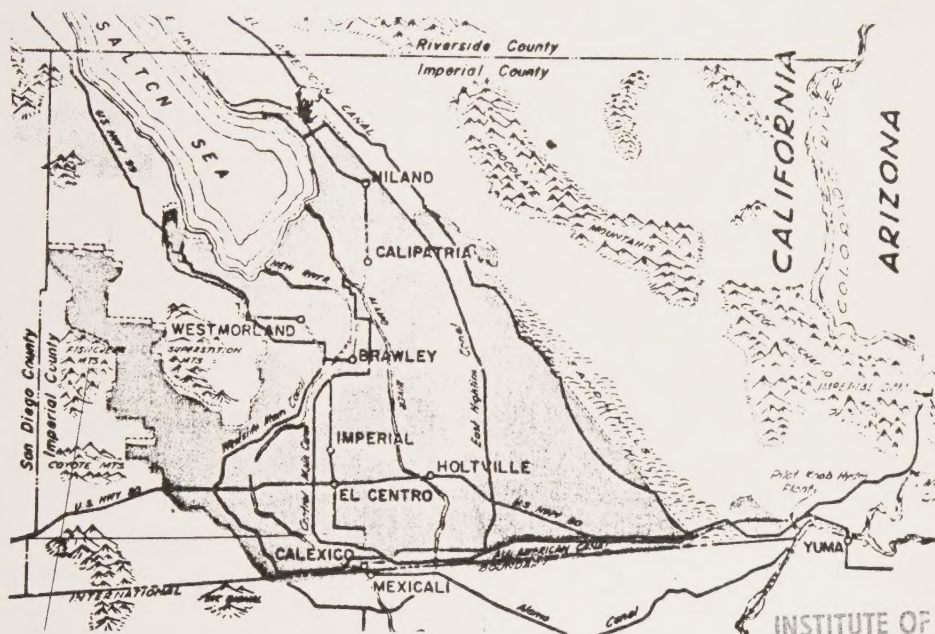


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IMPERIAL COUNTY



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ULTIMATE LAND USE PLAN

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County planning Imperial Co.
Land Utiliz. " "
Econ. cords " "

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EXISTING CONDITIONS IN IMPERIAL COUNTY

A Base for Preparation of

Ultimate Land Use Plan

The land use element is part of the general plan for Imperial County. It replaces the land use element which was adopted on April 26, 1969. Following are descriptions of (1) resources that are available for use in the County, and (2) economic conditions in the County, and (3) the existing land uses in the County.

RESOURCES

The people of Imperial County have available for their use many valuable resources: natural, financial, and human. Some are diminishing; some are increasing. The current conditions are briefly described.

NATURAL RESOURCES

The natural resources of Imperial County include mineralized mountains, rare desert plants, and animals, fertile soils, abundant waters, huge geothermal deposits, and a climate conducive to winter gardening,

year around farming, and healthful living; all within short travel times to pine forests, Pacific beaches and metropolitan centers.

Climate: Imperial County is breezy, dry, and hot. There is very little variation in climate throughout the County, with the exceptions of higher humidities in the irrigated areas, and local differences in winds due to topography.

Frequencies of wind speeds at the Naval Air Facility, in the southwest quarter of Imperial Valley, are shown below. The stronger winds are mostly in the Springs, and from the west.

FREQUENCY OF WIND SPEED

Speed (knots):	Calm	3-7	8-12	13-20	21-30	over 30
Percent of time:	14.4	44.6	24.7	12.2	33.9	0.2

Almost all of the County has less than 4 inches of rain per year, and no snow. The mean annual relative humidity at the Naval Air Facility is 38 percent, varying from 52 percent near sunrise to 25 percent in the early afternoon. Cloud coverage at the Facility is shown below.

FREQUENCY OF CLOUD AMOUNT

Tenths of sky covered:	0	1-3	4-5	7-9	10
Percent of time:	58.3	14.6	8.7	9.5	8.8

During 4 months of the year, June through September, the mean daily maximum temperature exceeds 10 degrees in most of the County. Fortunately, there are large differences between daily maximum and minimum temperatures.

MAXIMUM AND MINIMUM TEMPERATURES
(at El Centro)

	January		April		July		October	
	Max.	Min.	Max.	Min.	Max.	Min.	Max.	Min.
Mean	69	38	88	53	109	75	92	58
Ever Recorded	86	16	109	33	122	52	112	39

There is little air pollution in the County. Imperial Valley has some associated with the agricultural industries, notable the feedlots. Also, increasing amounts of air pollution are coming from the Los Angeles and Mexicali areas.

Land Forms; Many valleys, mountains, and mesas are within the 4,241 square-mile land area of Imperial County. The dominant land form is the Salton Structural trough, bounded on the west by the Santa Rosa, Fish Creek, Coyote, and Jacuma Mountains, and on the northeast by the Chocolate Mountains. The Salton Trough is part of a major rift zone, and has many faults. Four have been active during the past 200 years, including the famous San Andreas Fault.

Most of Imperial Valley is below sea level, The Salton Sea, at its north end, has a surface elevation of minus 231 feet. Formerly, these areas were a part of what is now the Gulf of California. Aluvial deposits of the Colorado River filled much of the Salton Trough and now protect the Imperial Valley and adjacent areas from flooding.

Other unique land forms are the Sand Hills, the Picacho Peaks, the Cargo Muchacho Mountains, and the Colorado River gorge and lakes area, all in the southeast quarter of the County.

Water: Most of the water that is used in Imperial County comes from the Colorado River. Some fresh groundwater is being used, and the

very extensive deposits of exceedingly hot, mineralized groundwater are being investigated.

The Imperial Irrigation District is the principal supplier of Colorado River water. In 1971, it provided 2,884,000 acre-feet to Imperial Valley farmers and communities. The Palo Verde Irrigation District provided 59,000 acre-feet of irrigation water to farmers in the northeast corner of the County, and the Yuma Project, Reservation Division, of the U. S. Bureau of Reclamation provided a total of 88,000 acre-feet to the Bard Irrigation District and the Fort Yuma Indian Reservation.

There are problems of both quantity and quality associated with Colorado River water. California is annually using about 1,000,000 acre-feet more Colorado River water than the 4,400,000 acre-feet to which it is entitled under interstate agreements. When other states use more of their entitlements, less surplus water will be available for use by California. Efforts may then be made to reduce agricultural uses of California's water in favor of urban uses in the Southern California coastal areas, even though the above noted agricultural users have the highest priorities to the water. As the use, and reuse, of Colorado River water increases so does its salinity. By the time the water reaches Imperial Valley systems, even now, it occasionally contains more salts than the upper limit usually accepted for domestic use. The increasing salinity also adds to the difficulty of farming. All the drainage water goes into the Salton Sea. Since there is no outlet, its salinity already exceeds that of sea water, and is rising at a rate that could make it a dead sea before the end of this decade. The Department

of Interior and the Resources Agency of California are studying means of alleviating these problems.

Little is known about the quality and quantity of groundwater in Imperial County. Good quality domestic water has been found at scattered locations. Communities on both sides of the Salton Sea are served by the Coachella Valley County Water District from wells in the Coachella Valley. That District also has rights to water which can be imported from Northern California, when economically justified. (The District may not supply water for irrigation in Imperial County from its present sources.) The best known supply of fresh groundwater is in the area surrounding the community of Ocotillo.

The only estimate of quantity of groundwater that has been made for the County was for the hot, deep, mineralized water in the Imperial Valley. It was made as part of investigations to determine the feasibility of using the water to produce electric power and fresh water. The recoverable groundwater above a depth of 10,000 feet is estimated to be in the order of 1.1 billion acre-feet. Preliminary studies indicate that with the production of 2.5 million acre-feet of desalted water per year, there could also be produced a surplus of 8,500 m w of electric power. Public and private investigations of this "geothermal" source of fresh water and power. Public and private investigations of this "geothermal" source of fresh water and power are in the pilot project stage.

The waste waters in the County are mainly drainage from irrigation. These waters plus partially treated sewage from Valley communities flow through open drains and the New and Alamo Rivers to the Salton Sea; some goes into the Colorado River. Also, untreated sewage from Mexicali, Mexico, flows down the New River.

Minerals: One hundred and forty-five sections of land* in Imperial County have reported mineral occurrences. These areas do not include occurrences of building materials, widespread unexploited non-metals, or minor or low-grade occurrences of some common metals. The number of sections with known occurrences by type of mineral, are shown below:

MINERAL OCCURRENCES
(in number of sections)

<u>Metallic</u>		<u>Non-Metalics</u>	
Copper	12	Barite	2
Gold	44	Calcium Chloride	14
Lead	3	Carbon Dioxide	3
Manganese	18	Gems & Ornamental Stones	2
Nickel	2	Gypsum	12
Silver	8	Kyanite and alusite	1
Tungsten	8	Limestone	10
		Quartz, crystal	1
Sub-Total	64	Sodium Chloride	13
Mine or prospect where mineral is unknown	20	Sodium Sulphate	2
		Sub-Total	61
TOTAL		145	

Since more than one mineral is often reported for a given section, the totals are less than the combined number of sections reported. There also are many unreported deposits of sand and gravel, clay, and stone in Imperial County.

Soils: Most of the best soils are within the existing irrigation

* One section of land normally is 1 mile square and equals 640 acres.

district boundaries. The principle exceptions are superior soils in the lower San Felipe Creek drainage area. There is practically no chance of increasing the irrigation district boundaries. Therefore, soil classifications in only the three irrigation districts are shown on the natural resource map. Three classes of soils are used (superior, average, and inferior), based upon the relative difficulty of their management for agricultural purposes. The balance of the County lands are classified according to their age (recent, older, old), which is also a good measure of water storage capabilities (good, fair, poor).

Wild plants and animals: One plant community extends over most of Imperial County. It is dominated by creosote bush and bur sage. There are a variety of wildflowers and cacti, notable the cholla. In the extreme eastern part of the County, here are good stands of Ocotillo and Mojave yucca. Throughout the County, mostly in larger washes, there are stands of short trees and tall shrubs, such as Palo Verde, desert willow, Ocotillo, catclaw, and smoke tree. The Milpitas Wash has an outstanding example of such a woodland.

Many different kinds of animals inhabit the Imperial deserts and wet lands. A few burro mule deer, big horn sheep, and mountain lions are found in the eastern and western extremities of the County. The bobcat lives in lot brushy areas; the ringtail cat prefers higher elevations. The sandrat and the Sonoran beaver make their homes in the mud banks of the Colorado River. Nearby lives the once tame ferral burro. Kit fox and coyote roam the desert. Quail, doves, and rabbits are found along the water courses of the County. Migratory birds include falcons, eagles, hawks, herons, cranes, rails, ducks, and geese. There also are a variety of small birds and rodents, lizards, snakes, and fish. And there is the

desert tortoise, which inhabits the eastern part of the County.

Many wild plants and most of the animals, especially the larger ones, live a precarious life and must be protected from man if they are to survive.

FINANCIAL RESOURCES:

The financial resources of Imperial County include the public and private property in the County plus the money that is available for use in the County.

Total property valuations in the County for the last two years are shown below:

<u>Property</u>	<u>Fiscal Year</u>	
	<u>1971-1972</u>	<u>1972-1973</u>
Land	\$132,671,920	\$132,744,860
Improvements	88,380,535	92,660,765
Personal	22,372,993	23,491,804
TOTAL	<u>\$243,425,448</u>	<u>\$248,897,429</u>

Five commercial banks serve Imperial County, one of which is headquartered there. Total bank deposits in the County as of June 30, 1972, were \$181,811,000, up from \$141,584,000 in 1970. Two savings and loan associations have offices in the County. Total deposits as of May 31, 1972, were \$30,927,000, up from \$20,318,000 in 1970.

For practical purposes, the amount of private outside money that is available for expenditure in the County is unlimited. The Southern California market for goods and services is huge. An outside investment

capital will come in if there is sufficient incentive. The availability of outside public money is very significant but complex to measure and beyond the scope of this report.

HUMAN RESOURCES:

The human resources which are available for use in Imperial County are also for all practical purposes unlimited since needed workers can come from throughout the United States, and the world, and especially because of the large population of Southern California. Characteristics of the population and labor supply in Imperial County homes are described below.

Number of inhabitants: The 1960 and 1970 U. S. Census counts for Imperial County and its cities are given in the following table:

NUMBER OF INHABITANTS

	<u>April 1, 1960</u>	<u>April 1, 1970</u>
Brawley	12,703	13,746
Calexico	7,992	10,625
Calipatria	2,548	1,824
El Centro	16,811	19,272
Holtville	3,080	3,496
Imperial	2,658	3,094
Westmorland	1,404	1,175
Total City	<u>47,196</u>	<u>53,232</u>
Balance	24,909	21,260
Total County	<u>72,105</u>	<u>74,492</u>

The portion of the total County population living in the incorporated cities increased from 65 to 71 percent between 1960 and 1970.

Mexican workers: The bracero program, which permitted Mexican citizens to work in the United States, ended in 1965. When the 1960 census was taken 5,530 braceros were temporarily living and working in Imperial County, and were counted as part of the County's total population. The inclusion of the braceros as part of the 1960 population results in an artificially high 1960 resident population and an artificially low official population growth rate for the County between 1960 and 1970. The census counts, with the braceros included for 1960, result in a 3.3 percent growth rate; without the braceros included the rate would be 11.9 percent.

When the bracero program ended, many Mexicans applied for and were granted the right to permanent residence in the United States. With this status they could also live in Mexico and work in the United States. In 1970, there were 5,000 to 10,000 residents of Mexicali who worked in Imperial County, depending upon the time of year. By 1972, the number had dropped to 4,000 to 8,000 workers.

Population projections: The latest estimate of the total population for Imperial County is 77,000 persons, which was made for July 1, 1972, by the Population Research Unit of the California Department of Finance. In September, 1971, the Department made the following thirty-year projection of civilian population. Military population was assumed to remain constant at 600 persons.

<u>Year (July 1)</u>	<u>Civilian Population</u>
1970	74,300
1980	82,900
1990	98,100
2000	112,500

Population characteristics: The 1970 Census measured a large number of population characteristics. Many of these have been summarized for Imperial County in the August, 1972, issue of "Area Manpower Review", published by the State of California Human Relations Agency. A few of these characteristics are presented below for the total 1970 County population:

IMPERIAL COUNTY 1970 POPULATION CHARACTERISTICS

<u>Characteristic</u>	<u>Number</u>	<u>Percent</u>
Racial Group		
White, less Spanish-American	34,546	46.4
Spanish American	34,260	46.0
Black	2,586	3.5
American Indian	889	1.2
All other	2,211	2.9
Age Group		
Under 16 years	27,522	37.0
16 to 21 years	7,910	10.6
22 to 64 years	33,520	46.0
65 years and over	5,540	7.4
Residence in 1965 - Persons 5 years old & over in 1970 - Total	67,225	100.0
Imperial County	49,840	74.1
Same house	31,584	47.0
Different house	18,256	27.2
Different County	10,691	15.9
Abroad	2,926*	4.4
Moved; 1965 residence not reported	3,705	5.5

* 2,629 were Spanish-American

Years of School Completed

Persons age 25 & over		
Less than 8 years		28.4
High school graduate		43.1
College graduate		7.3
Persons age 18 to 24; high school graduate		55.3
Civilian Labor Force	(25,257)	(100.0)
Unemployed	(1,778)	(7.0)
Employed	23,479	100.0
Professional, technical, related		10.6
Nonfarm managers, administrators		10.3
Sales workers		6.8
Clerical workers		15.3
Craftsmen, foremen, related		11.6
Operatives		11.6
Nonfarm laborers		4.5
Service		13.5
Farm workers (farmers, farm managers, farm laborers, & foremen)		15.6

	<u>Total</u>	<u>Spanish American</u>
Median Income		
Families	\$8,256	\$6,591
Unrelated individuals	\$2,463.	\$1,936
Population Per Household	3.5	4.5

Work force : In recent years the civilian work force has varied from a high of 34,200 persons in 1960 down to 30,600 in 1968, and back up to 32,600 persons in 1971. The number of people in the work force, in 1971, varied from 28,100 in August to 34,500 in December, for a seasonal difference of 6,400 persons.

Unemployment: Unemployment for 1971 ranged between 7.5 percent in October to 12.2 percent in December, with an average unemployment rate of 10.1 percent. This compares in recent years with a low annual average unemployment rate of 8.2 percent in 1968 and a high rate of 10.3 percent in 1965.

BASIC INDUSTRIES:

The agricultural industries produce, by far, more gross income for Imperial County than any other industrial sector. No estimate has been made of net income. Federal expenditures appear to be the next most important source of income for the County followed next by the visitor industries and then manufacturing. The mineral industries probably have produced the least net income for the County in recent years.

Agricultural industries: There have been large increases in most product values during the past two years, with the largest being in vegetable crops. Gross income by major product is shown below.

<u>Product</u>	<u>Year</u>		<u>Increase</u>	
	<u>1970</u>	<u>1972</u>	<u>Amount</u>	<u>Percent</u>
Livestock and dairy	\$101,086,000	\$119,741,000	\$18,655,000	18
Field crops	91,298,000	112,487,000	21,189,000	23
Vegetable crops	60,812,000	93,174,000	32,362,000	53
Seed and nursery crops	2,751,000	2,999,000	248,000	9

Fruit crops	1,033,000	1,471,000	438,000	42
Apiary	253,000	696,000	443,000	175
Total	<u>\$257,233,000</u>	<u>\$330,568,000</u>	<u>\$ 73,335,000</u>	<u>29</u>

Five crops in 1972, each, produced gross income in excess of \$10 million. Changes in value for these crops from 1970 are shown below:

<u>Product</u>	<u>Year</u>		<u>Increase</u>	
	<u>1970</u>	<u>1972</u>	<u>Amount</u>	<u>Percent</u>
Lettuce	\$ 31,373,000	\$ 60,136,000	\$ 28,763,000	92
Alfalfa hay	28,182,000	34,136,000	5,954,000	21
Sugar beets	22,989,000	28,647,000	5,749,000	25
Cotton lint	14,550,000	19,102,000	4,552,000	31
Cantaloupes	10,313,000	10,786,000	473,000	5

Changes in value of crops do not necessarily indicate relative changes in acres of land used to produce the crops. For example, while the value of lettuce increased by 92 percent, the acreage of lettuce dropped from 45,000 to 42,000 acres. Production dropped slightly also, from 459,000 tons in 1970 to 457,000 tons in 1972.

Other crops providing gross income in 1972 of over one million dollars were:

Wheat	\$7,740,000	Ryegrass pasture	\$3,375,000
Sorghum	6,900,000	Asparagus	3,164,000
Barley	5,040,000	Dehydrated Alfalfa	2,184,000
Tomatoes	4,925,000	Alfalfa pasture	1,995,000
Carrots	3,945,000	Cotton Seed	1,581,000
Onions	3,384,000	Watermelon	1,316,000

U. S. Government: The U. S. Government brings more money into Imperial County than any other "industry", except for agriculture: close to \$88 million last year. Ten Federal agencies each spent over \$1 million. The expenditures are compared below with those made two years earlier. These amounts do not include "influence items", such as mortgages insured or commodities distributed.

FEDERAL GOVERNMENT EXPENDITURES

(thousands of dollars)

	1970 F.Y.	1972 F.Y.
1. Department of Health, Education and Welfare	22,450	30,345
2. Department of Agriculture	20,738	16,031
3. Department of Defense	7,969	10,722
4. Department of Transportation	11,544	9,197
5. General Services Administration	362	5,370
6. Department of Justice	2,972	3,891
7. Treasury Department	3,649	3,446
8. Department of Interior	4,761	2,013
9. Civil Service Commission	1,201	1,666
10. Department of Labor	404	1,359
Other	5,028*	3,706
Total	81,078	87,746

Visitor industries: The number of visitors to Imperial County appears

*Includes \$1,571,000 for Post Office Department; not shown for 1972 F.Y.

to be increasing at a fast rate, but no annual counts or estimates have been attempted. The visitors come for a weekend outing or vacation, or make the County their winter residence. They used to stay in motels and hotels. Now, they bring their accommodations with them, in the form of trailers, campers, or motor homes.

Large numbers of visitors come on weekends from the San Diego, Los Angeles, and other nearby urban areas. They usually arrive with food, gasoline, and other necessities already purchased; and very often with their own boat or off-road vehicle(s). Recent aerial views indicate 10,000 to 50,000 persons will visit the County on a weekend.

The weekend visitor will more often make a "dry camp" than the vacationers or winter residents, and utilize the very extensive federal lands for that purpose. There are however, increasing numbers of spaces available in camps, with utilities, for the portable homes; but, no count of the weekday visitors or of spaces available has been attempted for this study.

It seems reasonable to assume an ever increasing importance of the visitor industry to the County in the form of retail sales. Also, as has occurred elsewhere, people who come first as visitors will decide to make their favorite recreation areas their home - and find a way to do it.

Manufacturing: In 1972, small manufacturing plants started to locate in the Imperial Valley at an accelerating rate. By March, 1973, twelve plants were in operation or under construction. They are expected to have 1,100 employees by the end of the year, of which close to half will be in garment making and the garment making plants intend to add 565 more employees within two years. A listing of the manufacturing plants follows:

	<u>Jobs</u>	<u>Place</u>
1. Anthony Williams Inc. Clothing Mfg.	60	El Centro
2. A. & J. Mfg. Company Golf Equipment Mfg.	40	El Centro
3. Chem Fab Corporation Chemical milling processing	30	Imperial
4. 3 J Mfg. Company Clothing Mfg.	100	Calexico
5. Ameron Steel Steel Products (Under Construction)	35	Imperial
6. El Centro Garment Mfg. Inc.	150	El Centro
7. Kona Kai (Under Construction)	100	Calexico
8. Suzy Mfg. Company (Under Construction) Curtain Mfg.	150	Calexico
9. Imperial Yarn & Needle Mfg. Mops	65	Calexico
10. Earley's Textiles Center Inc.	35	Holtville
11. Dune Buggy Enterprises Assembling Dune Buggies	8	Brawley
12. R. R. Ornamental Design Wrought Iron - Fabricators	3	Brawley

Mineral industries: The mineral products of Imperial County, in order to value, are gypsum, sand and gravel, lime, clay, and stone.

U. S. Gypsum Company produces four gypsum products at its Plaster City plant, from ore mined in the Fish Creek Mountains. The 1972 production consisted of:

Wallboard (390,000 square feet)	900,000 tons
Wall plaster	101,000 tons
Casting plaster	20,000 tons
Base for Portland Cement	218,000 tons
	1,239,000 tons

Their operation, begun in 1947, now requires 300 employees. It is the largest such operation in the Western United States.

The California Division of Highways, the Imperial County Department

of Public Works, and a few private firms (five in 1970) produce sand and gravel from deposits in the County.

The Cal-Min Company of Brawley owns three different deposits of bentonite clay southeast of Superstition Mountain and is working one of them. The product is sold to livestock feed mills where it is used as a dietary supplement. The firm currently has four employees.

The Holly Sugar Corporation operates a small kiln to produce lime for its own use at its sugar beet processing plant, about four miles north of Imperial. The ore is supplied from outside the County.

The Imperial Irrigation District operates a quarry at Signal Mountain to supply its needs for crushed and broken granite, which is used to stabilize ditch banks.

Mineral exploration: Exploration programs for two other mineral resources are underway which, if successful, will result in production of Portland Cement and associated products, electric power, and fresh water.

Texas Industries, Incorporated, owns mining claims on a very large limestone deposit in the Coyote Mountains and has a continuing program of exploration and development, pending location of a suitable market.

There is also a new, strong interest in the geothermal resources of Imperial County. Exploratory and production wells had been drilled in the 1950's and early 1960's, but these earlier efforts were discontinued when the market decreased for the chemicals which were extracted from the brine.

Beginning again in December, 1971, first Magma Power Company and later Magma Energy Incorporated and Chevron Oil Company received County permits to drill a total of 24 exploratory wells (as of March 13, 1973).

In January, 1973, San Diego Gas and Electric Company received a permit to construct and operate test facilities, using four of the wells near Red Hill, at the south end of the Salton Sea. The purpose of the exploratory wells and the planned test is to help determine the feasibility of generating electric power from the Valley's geothermal energy. In March 1973, a joint venture by Phillips Petroleum Company, Southern California Edison, and Southern Pacific Company received conditional use permit from the County Planning Commission for a geothermal exploration project, which would utilize during its test phase two existing wells also in the Red Hill area. An associated project by Hill Brothers Chemical Company for production of chemicals from brine taken from four existing wells also received a conditional use permit. Additional private exploratory wells are located west of Westmorland, east of Holtville, north of Brawley, east of Imperial, and south and west of Heber.

The U. S. Bureau of Reclamation drilled test wells at two locations in the East Mesa. The Bureau is now (March, 1973) building test facilities at the eastern most site to help determine the feasibility of producing fresh water from the hot brine.

ECONOMIC INDICATORS:

Other indicators of economic conditions in Imperial County which are treated in this report are the construction industry, retail trade, bank accounts, personal income, housing, and employment by industry.

Construction industry: Expenditures for private construction in Imperial County totaled \$19 million in 1972, of which 69 percent was for new residential construction. Expenditures from 1967, by major purpose, are shown below for the entire County, in thousands of dollars.

Private Construction
(thousands of dollars)

Year	New Residential	New Commercial	New Industrial	Other	Total
1967	4,207	2,309	809	2,220	9,545
1968	3,486	2,040	98	4,585	10,079
1969	2,280	2,803	292	3,859	9,234
1970	4,771	138	34	2,916	7,859
1971	12,902	2,870	161	2,767	18,700
1972	13,126	1,853	151	3,844	18,974

Expenditures for public construction have not been compiled.

Retail trade: Close to 2,000 retail outlets operated in Imperial County during 1972, for an increase of six percent in number of outlets over 1971. Taxable retail sales exceeded \$186,000,000 in 1972, up 16 percent from 1971.

Bank accounts: The five commercial banks in Imperial County serviced close to 70,000 accounts in 1972. A breakdown, as of June 30, by type and size of account follows:

<u>Number of Bank Accounts, 1972</u>					
<u>Type of Account</u>	<u>Less than \$1,000</u>	<u>\$1,001 to \$20,000</u>	<u>\$20,000 to \$100,000</u>	<u>Greater than \$100,000</u>	<u>Total</u>
Demand	19,681	5,476	455	71	25,683
Savings	25,949	5,581	198	19	31,747
Other time	4,882	2,665	313	40	7,900
Government	19	78	111	104	312
Total	53,393	14,069	1,102	204	68,804

Personal income: In 1971 personal income in Imperial County exceeded \$ 332 million. Average personal income was \$4,405 per person, compared to \$4,639 per person for the State.

Personal Income by Source, 1971

Wages and salaries	\$162,096,000
Other labor income	6,184,000
Proprietors' income	95,497,000
Property income	26,480,000
Transfer payments	41,921,000
Total	\$332,178,000

Total Personal Income and Population

Year	Total Income	Total Population	Average Per Capita Income
1970	\$289,501,000	74,492	\$3,886
1960	\$180,622,000	72,105	\$2,504
1950	\$109,167,000	62,975	\$1,733

Housing: In 1970, according to the U. S. Census of Housing, there were 23,202 year-round housing units in Imperial County. Of these, 6 percent (1,628) lacked some or all plumbing. Most of the units (18,247) were single family houses, 15 percent (3,411) were in structures containing two or more units, and 7 percent (1,517) were mobile homes or trailers. Median occupancy was 3.0 persons per unit County-wide, but ran as high as 3.9 persons per unit in Calexico. Over half of the housing units in the County (12,164) were owner occupied, .38 percent

(8,666) were renter occupied, and 9 percent (2,172) were for sale or rent. Median value of the owner-occupied houses was \$13,700, ranging up to \$16,000 in El Centro; median rent in the County was \$73, with a high of \$87 in El Centro.

Employment: Over the past 12 years, from 1960 through 1972, agricultural employment in Imperial County dropped by 48 percent. During the same period non-agricultural employment increased by 15 percent.

The agricultural employment dropped steadily from 14,750 jobs in 1960 to a low of 7,500 in 1969; since then it has increased slowly to an annual average of 7,700 jobs in 1972. There are large fluctuations in number of employed agricultural workers during the year. In 1972, the number employed fluctuated between a high of 10,650 in January and a low of 4,150 in August.

Non-agricultural employment had its ups and downs from 1960 to 1967, but since that year has shown steady gains, with an average gain of 450 jobs per year. There are small fluctuations in number of employed non-agricultural workers during the year. In 1972, there was a high of 22,700 in June and a low of 21,250 in August and September. These variations are mainly the result of two classes of employment that have a close relationship to crop cycles: feed processing and wholesale trade.

Dependence of the non-agricultural sectors of the economy on the agricultural sectors is difficult to assess, and is beyond the scope of this analysis. However, it probably is safe to assume that almost all of the growth in the non-agricultural sector since 1969 has been independent of the agricultural sector; since, in that year, agricultural employment was at its low point. Annual increases in the average number of non-agricultural jobs for the past three years, 1970 through 1972 have been 200, 250, and 800 jobs, respectively.

Employment, by significant industrial sector, is shown for 1971
in the following table:

<u>Average Civilian Employment, 1971</u>			
<u>Industry</u>	<u>Number</u>	<u>Percents</u>	
Non-ag wage and salary <u>1/</u>	18,450	63	
Manufacturing - total.....	1,450	5	
Feed processing.....	600		2
Stone, caly, glass.....	400		1
Other Manufacturing.....	450		2
Non-manufacturing - total.....	17,000	58	
Construction.....	550		2
Trans., comm., util.....	1,150		4
Trade.....	5,850	20	
Wholesale.....	1,350		5
Retail.....	4,500		15
Fin., ins., real estate.....	500		2
Services.....	2,350		7
Government.....	6,600	23	
Federal.....	1,050		4
State and local.....	5,550		19
All other non-agriculture <u>2/</u>	3,200	11	
Non-agriculture - total.....	21,650	74	
Total Agriculture.....	7,650	26	
Total	29,300	100	

1/ Excludes domestics

2/ Includes domestics and self-employed

Ultimate Land Use Plan
An Element of the
Imperial County, California, General Plan

Approved by the Board of Supervisors

June 25, 1973

Legal status: The Ultimate Land Use Plan is an element of the Imperial County, California, General Plan which is required by Government Code, Sec. 65300 et seq. It supercedes and cancels the land use element of the Imperial County General Plan adopted on April 26, 1969.

Purpose: The purpose of the Ultimate Land Use Plan is to show in a very general way the best uses that could be made of all of the lands within the County, without necessarily projecting when or how a particular use will come into being. It is a statement of the land use that is desired now and could exist at some time in the future, within the provisions of current Federal and State law. It is advisory, only, for land within cities. The Ultimate Land Use Plan will be used as a basis for preparation and adoption of the Current Land Use Plan. Hereafter, the Ultimate Land Use Plan will be termed "This Plan".

Current Land Use Plan: Current Land Use Plans which will be based on and help implement this plan are to be prepared. These plans will cover smaller areas of the county and will show the best desired land use of smaller parcels of land than possible in this plan. These plans will either be for planning units or for planning areas. A planning unit

will be the area around each incorporated city or townsite and these will be given first priority. Once these are completed, the County will be divided into a series of large planning areas and a Current Land Use Plan prepared for each of these.

The sum of the series of Current Land Use Plans will be a land use plan that shows the land uses desired and attainable in the immediate future.

Recent General Plan statements: This Plan is based in part on a statement of the purpose of government and government plans and on five basic goals for Imperial County which were adopted January 2, 1973. The statement of purpose and goals is slightly amended and included here for reference.

Purpose of government plans: The purpose of government, and thus the purpose of government plans, is to help every citizen to secure for himself a better life than would be possible without government.

General plan goals: Five basic goals in support of the purpose of government are a part of the General Plan; they are:

- A. Safety for people and property.
- B. Wide selection of social and economic opportunities.
- C. Efficient use of natural, human, and financial resources.
- D. Clean air, water, and land.
- E. Quiet, beautiful communities and rural areas.

Factors considered: Many physical, social, economic, and governmental factors were given special attention during the preparation of the Ultimate Land Use Plan. Physical factors given special attention were (1) existing and potential agricultural land, (2) existing capital improvements (3) sources of water, (4) climate, (5) cultural features,

and (6) land suitable for intensive development. Among the social factors considered were (1) existing scattered small communities, (2) increasing leisure time, (3) increasing variety of life styles, (4) increasing desires for things natural, (5) increasing mobility, and (6) outmigration of young residents. Economic factors considered were (1) below average personal income, (2) marked seasonality of employment, (3) close proximity to large metropolitan areas, (4) narrow economic base, (5) apparent market for recreation oriented communities, and (6) apparent market for small and medium sized communities. Among the Governmental factors considered were (1) large land holdings by the federal government, (2) land needs of the federal government, (3) varied interests of local governments, (4) state recreation programs, and (5) proximity and policies of Mexico.

Land use policy: A statement of land use policy was adopted on January 2, 1973. That statement is slightly amended and made a part of this plan, as follows:

Agriculture is the current mainstay of Imperial County's economy. Therefore, in order to achieve the General Plan goals it is imperative that the agricultural land be guarded against noncompatible uses. To further the goals and in particular to guard the agricultural land base, the following additional land use policies are adopted:

1. Significant prehistoric and historic sites and structures shall be preserved.
2. Unique areas of wildlife habitat, desert plants, or land formations shall be preserved.
3. Waterways, sand hills, mountains, and other unique geographic areas shall be used for public recreation.
4. Existing capital improvements shall be used to the maximum extent

practicable.

5. Routes shall be preserved for proposed highways and possible rapid transit facilities.

6. New transportation facilities shall be located so as to best serve existing and potential communities.

7. New routes for aboveground utilities shall be kept to a minimum and shall be located so as to have the least visual impact.

8. Urban and heavy industrial land uses shall be located so as to minimize the adverse effects of each on the other.

9. New heavy industrial, urban, and rural residential development shall, where possible, be on non-agricultural or agriculturally marginal lands.

10. New urban development shall be within or immediately adjacent to existing urban development.

11. New urban and heavy industrial development outside of agricultural areas shall be on lands best suited for those purposes.

12. New urban and rural residential development shall have an assured, permanent water supply.

13. New urban development shall be out of flood prone or active fault areas.

14. A full range of residential types shall be available, from high density apartments to very large estates.

15. Commercial, professional, and governmental services and employment opportunities shall be near the higher density residential areas.

Land uses: The County is divided into eight land use classifications as follows:

1. General Agriculture

2. Urban
3. Rural Residential
4. Desert Residential
5. Recreation
6. Heavy Industry
7. Preservation
8. Special Public

The zones which could be consistent in the various land use classifications are shown in the consistency matrix attached hereto as Exhibit "A".

General Agriculture: Agriculture and its related industries are the basis for the County's economy. One of the basic tenets of the plan is the preservation of agricultural lands and the improvement of the productivity thereof. Accordingly, most of the available agriculture lands in the irrigated areas designated for agriculture and, in addition, those areas outside of the irrigated areas suitable for agriculture are so designated.

All agricultural zones are deemed consistent within the general agriculture land use classification and commercial and industrial zones may be consistent. Certain agriculture-related industries such as feed yards and cotton gins are permitted in designated zones. In agricultural areas, urban, commercial and industrial type uses may be authorized upon granting a conditional use permit.

Urban: The areas of urban classification are for low and high density residential, commercial, and industrial development. Most urban classifications are located adjacent to incorporated cities which allows considerable room for expansion. The Townsite of Niland, the Palo Verde

area, and the Ocotillo area are designated for significant growth. In addition, a new town is planned near the Sidewinder Interchange.

Rural residential: Rural residential land use is normally allowed outside of the urban categories. This classification is designed to allow construction of residences in rural settings.

Desert residential: The areas designated for a desert residential land use category are those areas not suitable for irrigation but which nevertheless are suitable for habitation. Typically, these areas will overlay available ground water resources.

Heavy industry: The areas for the heavy industrial classification are areas deemed to be best suited for manufacturing type activities and include areas which are not suitable for agriculture. Two of the heavy industry areas are located away from urban centers on the main line of the railroad; one near Plaster City; and one in the East desert. The other heavy industry areas are near Niland, between Brawley and El Centro, and at the Naval Air Facility. Eventually, these heavy industry areas should be zoned for manufacturing. However, pending the availability of substantial industry, other less intensive land use zones shall be deemed to be consistent with these classifications. Mining, quarrying, and other extractive industries may be allowed in any land use with a conditional use permit.

Recreation: The recreation land use are areas located in the vicinity of natural scenic and recreational attractions. These typically encompass areas adjacent to navigable bodies of water or areas utilized by campers and off-road vehicles.

Preservation: The preservation land use classification encompasses land containing historical monuments, archaeological remains, wildlife sanctuaries, unique geologic areas. It is the intent of this plan to

preserve these areas to the maximum extent feasible.

Special public: Special public land uses are identified by their specific use shown on the map. Included herein are an ordinance testing area in the Chocolate Mountains, a parachute testing area in the west mesa, a test area in the Salton Sea, a desalting pond in the Salton Sea. These areas may be used also for such recreation uses as do not conflict with respective primary function of the area. Inasmuch as these areas are generally off limits to non-military personnel, it is not included in the consistency matrix.

Small areas: This plan does not attempt to differentiate land uses of less than one square mile having conterminous boundaries. Within the planning unit and planning area plans, the Planning Commission shall differentiate land uses of less than 1 square mile with the lower areal limit to be determined by scale of map.

Boundary lines: Current Plan Maps shall precisely show location of boundary lines and pending adoption of current plan . The Planning Commission and the Board of Supervisors shall exercise reasonable descretion in determining boundary lines on this map.

Review and amendment: This plan shall be reviewed by the Planning Commission from time to time and changes required will be made in accordance with law.

Geothermal development: Geothermal development is an important part in the future of Imperial County. It is the intent of this Plan and the current plans to encourage exploration and development projects in order to increase the store of knowledge surrounding this useful resource. It is further the intent that a geothermal element of the General Plan is to be prepared to guide ultimate development. Until such an element is pre-

pared, geothermal exploration and development shall only be authorized upon the granting of a conditional use permit after a public hearing.

Freeways and Roads: The County of Imperial has an adopted Circulation Element. Accordingly, no effort is being made of this plan to predict future roads or their location.

Railroads: The existing rail routes are designated to remain.

Other transportation facilities: Existing major canals, ditches, and drainage ways are designated to remain; except, that the Coachella Branch of the All American Canal is straightened to parallel the west boundary of the Sand Hills between California 78 and Interstate 8 highways. Existing high voltage electric power routes and pipeline routes are designated to remain.

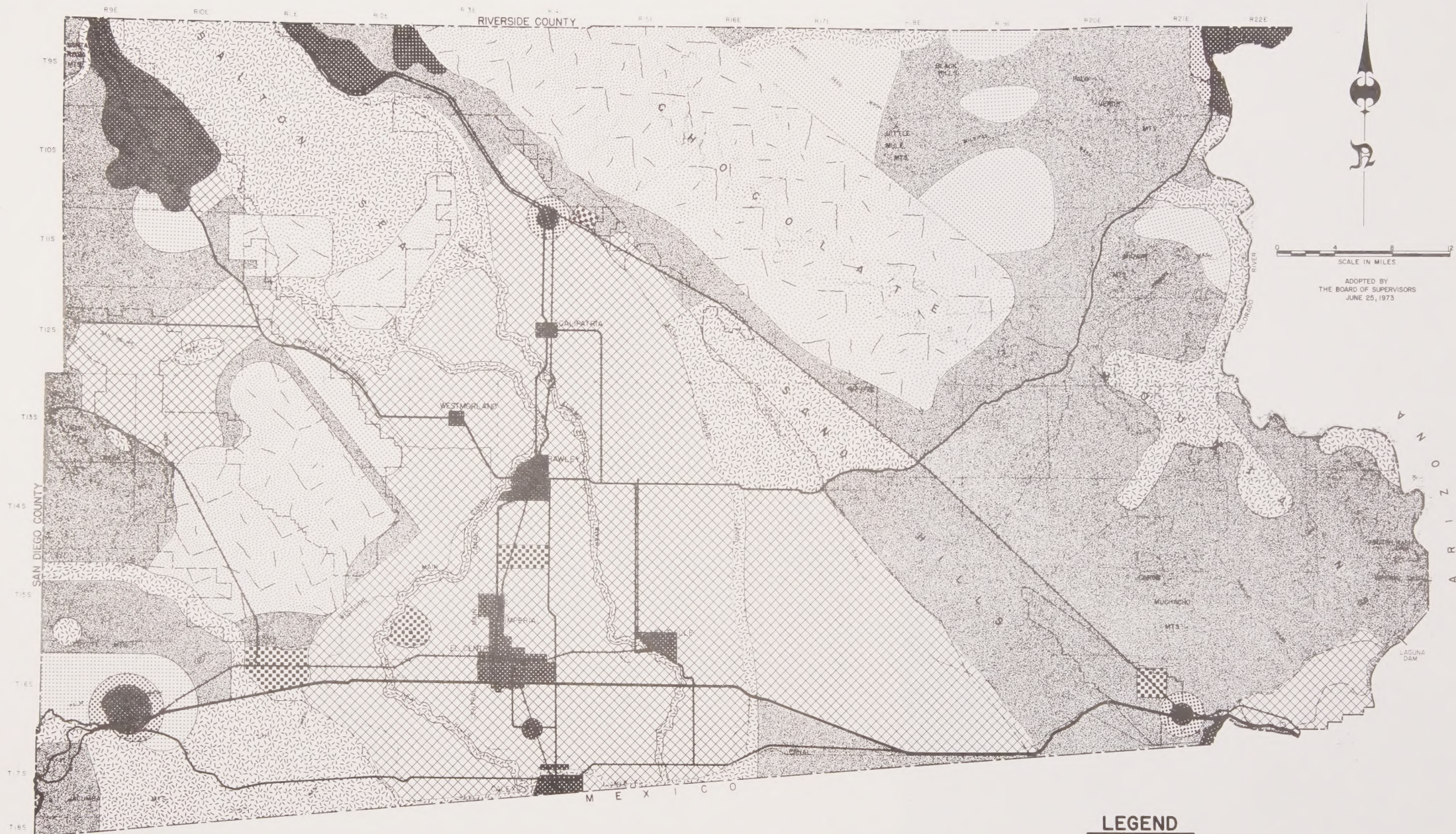
Water plan: The areas designated for heavy industry, urban, rural residential, or desert residential uses have existing or potential sources of water. The extent to which each area may grow will be limited by the amount of water that might be available on a permanent basis.

CONSISTENCY MATRIX
ULTIMATE LAND USE PLAN

Land Uses Zones	Heavy Industrial	Urban	Rural Residential	Desert Residential	General Agriculture	Preservation	Recreation
R-1		X					
R-1-T		X					
R-2		X					
R-3		X					
R-4		X					
R-4-T		X					
R-A		X	X	X	X	X	X
A-1	X	X	X	X	X	X	X
A-2	X	X	X	X	X	X	X
A-2-R	X		X		X	X	X
A-3	X				X		
C-0		X					
C-0-N	X		X	X	X		
C-1		X					
C-1-N	X		X	X	X	X	X
C-2		X					
C-2-N	X				X		
M-1		X					
M-1-N	X		X	X	X	X	X
M-2	X	X					
F	X	X	X	X	X	X	X
K	X						
W	X	X	X	X	X	X	X
S	X	X	X	X	X	X	X

LEGEND
X - Could be Consistent

ULTIMATE LAND USE PLAN



LEGEND

- | | | | |
|--|---------------------|--|----------------------|
| | HEAVY INDUSTRY | | PRESERVATION |
| | URBAN | | SPECIAL PUBLIC |
| | RURAL RESIDENTIAL | | MAJOR FREEWAYS |
| | DESERT RESIDENTIAL | | OTHER MAJOR HIGHWAYS |
| | GENERAL AGRICULTURE | | RAILROADS |
| | RECREATION | | |

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